

Situs : 52 LESTER RD	Parcel ID: 178-247	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LEONARD KEVIN 52 LESTER RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 8 Vol / Pg 49593/135 District Zoning R1C Class Residential
Property Notes	



178-247 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 13,125			96,530
Total Acres: .3013 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,500	96,500	0	84,300
Building	212,400	245,400	0	220,400
Total	308,900	341,900	0	304,700
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/18/20	JR	Field Review	Other
12/04/18	CP	Field Review	Other
05/17/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/07/17	B68066	4,500	ROOF/NEW Replace Kit Cabs, New Plumbing &	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/16/18	306,000	Land + Bldg	Valid Sale	49593/135	Quit Claim	LEONARD KEVIN
09/01/17	170,000	Land + Bldg	Repossession	48885/267	Foreclosure	MCLAUGHLIN JAMES F
06/16/98		Land + Bldg	Family Sale	16301/334		
12/01/91	95,000	Land + Bldg	Family Sale			
03/01/82	46,500	Land + Bldg				

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Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Ranch Slab

1

None

Al/Vinyl

x

White

Year Built

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1960

1990

2018

No

Basement

Basement

FBLA Size

Rec Rm Size

Pier/Slab

x

x

Car Bsm t Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Heat Type

Fuel Type

System Type

Central Ac

Oil

Warm Air

Fireplaces

Stacks

Openings

Pre-Fab

1

1

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

3

6

Modern

Yes

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

1

1

Yes

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

C

Good

AVERAGE

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

245,087

6,041

7,338

6,682

0

9,382

274,530

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

82

1

19,840

Ground Floor Area

Total Living Area

Dwelling Value

1,200

1,440

244,950

Building Notes

48

25

48

12

12

10

24

12

24

A

B

C

ID

Code

Description

Area

A

B 10

C 13

D RS1

Main Building

1SFR

FGAR

FRAME UTILITY SHED

1200

240

288

64*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Frame Shed

8 x 8

64

1

2003

C

A

470

Condominium / Mobile Home Information

Complex Name

Condo Model

Unit Number

Unit Level

Unit Parking

Model (MH)

Unit Location

Unit View

Model Make (MH)

Addition Details

Line #

Low

1st

2nd

3rd

Value

1

10

13,530

2

13

6,310